HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatchewan Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Figure 1

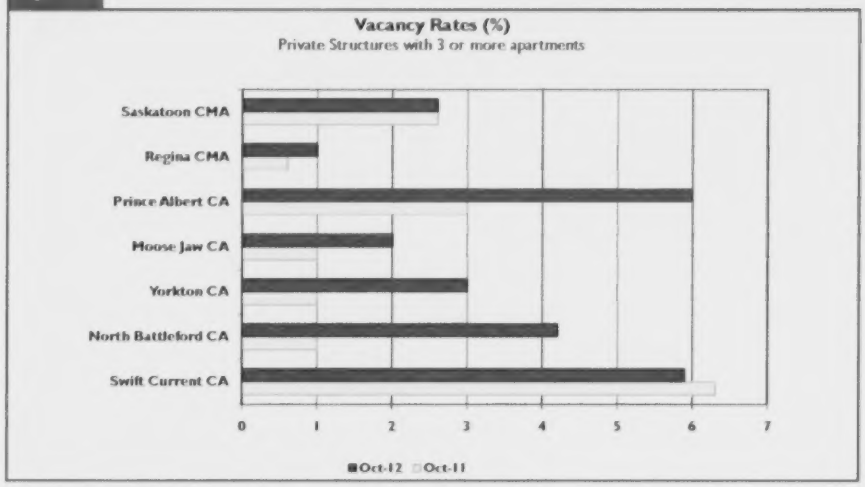
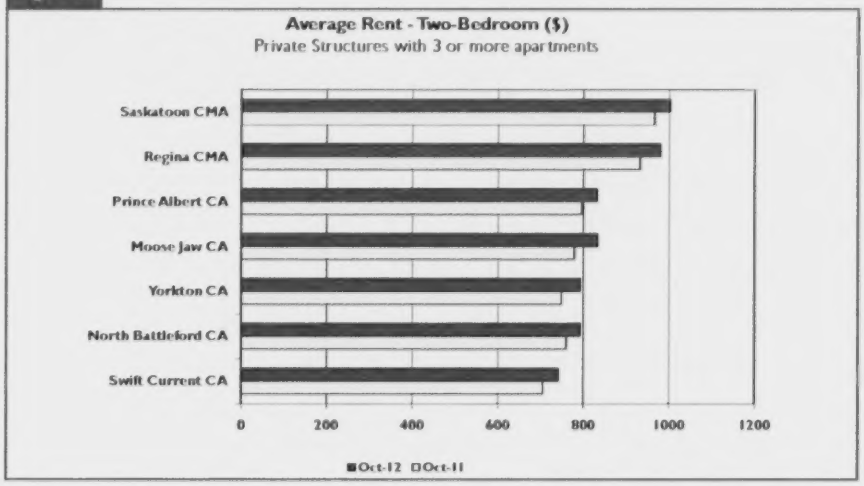


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- The average apartment vacancy rate in Saskatchewan's urban centres was 2.2 per cent in October 2012, up from 1.9 per cent in October 2011.
- Regina and Saskatoon, the two largest urban centres, reported average apartment vacancy rates of 1.0 and 2.6 per cent, respectively.
- In October 2012, apartment vacancy rates in the province's Census Agglomerations (CAs) ranged from 0.6 per cent in Estevan to 6.0 per cent in Prince Albert.
- The average two-bedroom apartment rent in urban centres was $957 per month in October 2012, ranging from $741 in Swift Current to $1,111 in Estevan.

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Apartment vacancy rates increase slightly in Saskatchewan

According to Canada Mortgage and Housing Corporation's (CMHC) October 2012 Rental Market Survey, the average vacancy rate[1] in Saskatchewan's urban centres[2] was 2.2 per cent in October 2012, up from 1.9 per cent in October 2011. The same-sample rents[3] for two-bedroom apartments increased by 3.9 per cent on a year-over year basis in October 2012. The average two-bedroom rent was $957 per month in October 2012 compared to $913 in the October 2011 survey.

The average apartment vacancy rate in the Regina Census Metropolitan Area (CMA) in October 2012 was 1.0 per cent, up from 0.6 per cent in October 2011. The city's robust economy, characterised by sustained employment and wage growth, continues to generate elevated net migration to the Regina CMA, supporting high demand for rental units along with other forms of housing. On the other hand, low mortgage rates and incentives in the form of first-time homebuyer income tax credits have motivated some households to move from renting to homeownership.

In the Saskatoon CMA, the average vacancy rate remained stable at 2.6 per cent in October 2012. Increased competition from the secondary rental market, in the form of investor-owned apartment condominium units and other secondary rental units, resulted in upward pressure to the average vacancy rate. Tempering this, however, Saskatoon also attracted heightened migration, resulting in downward pressure on vacancies. On balance, the outcome of these opposing pressures was a stable vacancy rate.

The average vacancy rate declined in three of the province's CAs. Lloyminster's decline was the most pronounced, as the overall vacancy rate moved down from 3.7 per cent in October 2011 to 0.9 per cent this October. Meanwhile, in Saskatchewan's southeast section, elevated energy exploration maintained strong labour market conditions, fuelling demand for rental units in Estevan. The average vacancy rate in Estevan was 0.6 per cent in October 2012, down from 1.3 per cent in October 2011. In the southwest section of the province, low natural gas prices impacted conventional natural gas drilling, resulting in relatively higher vacancies in the Swift Current CA. During the October 2012 survey, the average vacancy rate in Swift Current was 5.9 per cent, compared to 6.3 per cent in October 2011. Swift Current had one of the highest vacancy rates in the province, second only to Prince Albert.

Prince Albert, Moose Jaw, North Battleford, and Yorkton all recorded higher vacancy rates than reported in the October 2011 survey. The average vacancy rate rose to 6.0 per cent in Prince Albert, 4.2 per cent in North Battleford, 3.0 per cent in Yorkton, and 2.0 per cent in Moose Jaw.

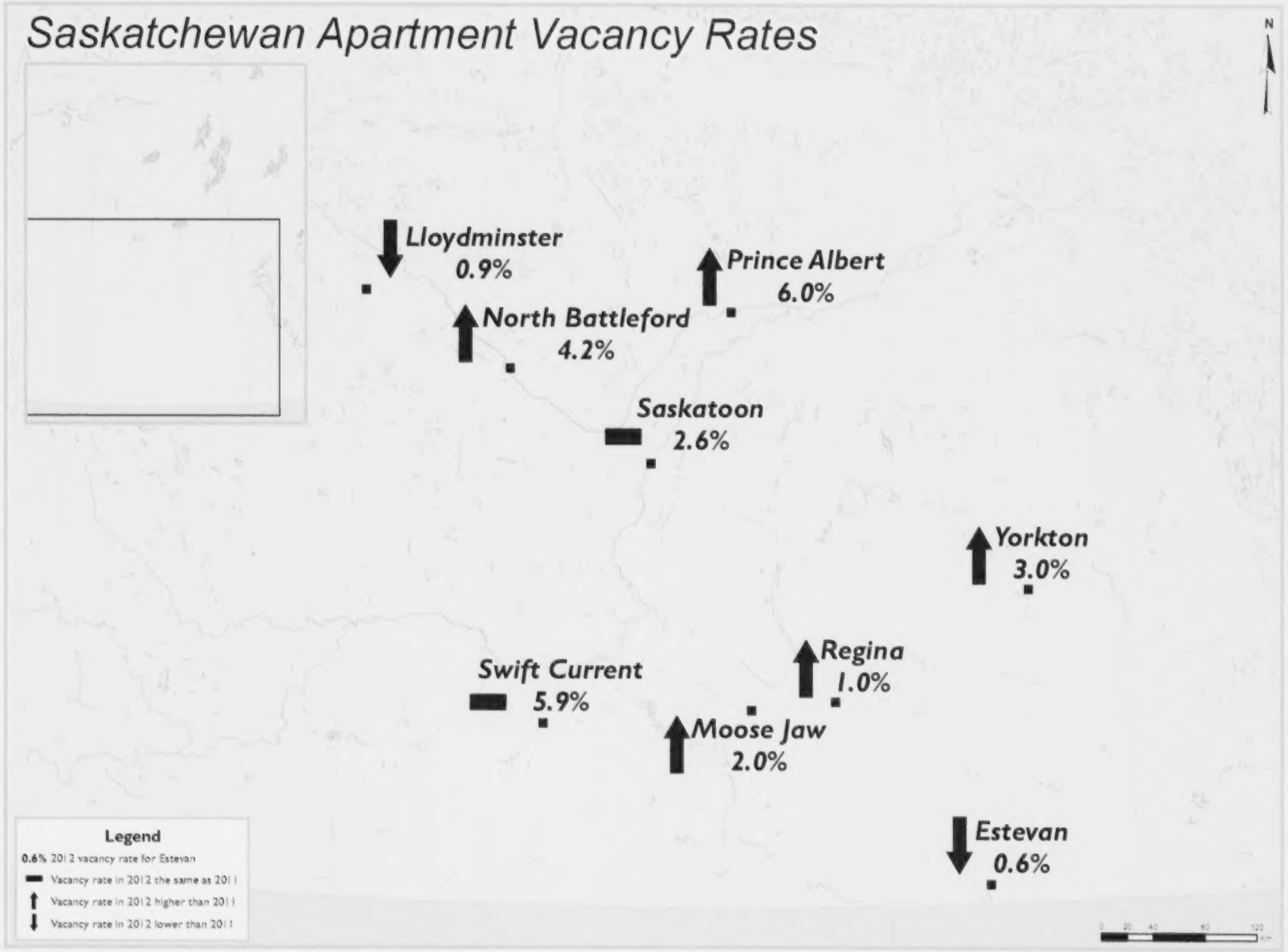
As was the case in 2011, average two-bedroom apartment rents increased across all of Saskatchewan's urban centres in the October 2012 survey. Within structures common to both surveys, the average rent for two-bedroom apartments increased 4.8 per cent in Regina from October 2011 to October 2012, down from a 6.2 per cent gain one year earlier. Same-sample two-bedroom apartment rents in Saskatoon increased 2.4 per cent in October 2012, compared to a 2.8 per cent gain one year earlier. Among all urban centres in Saskatchewan, Swift Current recorded the strongest year-over-year increase of 7.6 per cent in same-sample two-bedroom rents.

Overall, the average rent for a two-bedroom apartment in the Regina CMA was $979 this year. The average two-bedroom rent in the Saskatoon CMA was $1,002 per month in October 2012. Estevan's average rent for two-bedroom suites was $1,111 in October 2012, representing the highest average rent in the province. Swift Current's average two-bedroom rent of $741 in October 2012 represented the lowest average apartment rent among the province's urban centres.

1 Based on privately-initiated rental apartment structures of three or more units.

2 Urban centres are defined as centres with a population of 10,000 or more. Census Metropolitan Areas (CMA) and Census Agglomerations (CA) are based on Statistics Canada's definition.

3 When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.


Saskatchewan Apartment Vacancy Rates
N
Lloydminster
0.9%
Prince Albert
6.0%
North Battleford
4.2%
Saskatoon
2.6%
Yorkton
3.0%
Regina
1.0%
Swift Current
5.9%
Moose Jaw
2.0%
Estevan
0.6%
Legend
0.6% 2012 vacancy rate for Estevan
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	0.4	1.4	0.7	1.2	0.6	0.7	0.8	0.4	0.6	1.0
Saskatoon CMA	2.0	3.4	1.8	2.7	3.4	2.4	1.1	2.4	2.6	2.6
Estevan CA	3.8	0.0	1.2	1.2	1.3	0.4	0.0	0.0	1.3	0.6
Lloydminster CA	4.9	0.0	4.3	0.7	3.2	1.1	4.9	1.1	3.7	0.9
Moose Jaw CA	3.8	0.0	1.8	2.5	0.2	1.8	**	**	1.0	2.0
North Battleford CA	2.9	3.1	1.1	4.4	0.8	4.4	0.0	0.0	1.0	4.2
Prince Albert CA	**	5.8	2.3	4.3	2.8	7.0	4.6	5.9	3.0	6.0
Swift Current CA	5.1	8.9	7.0	7.9	5.5	4.8	11.2	3.5	6.3	5.9
Yorkton CA	0.0	2.5	0.5	3.0	1.2	3.4	2.2	1.2	1.0	3.0
Saskatchewan 10,000+ (2)	**1.8**	**2.5**	**1.6**	**2.2**	**2.2**	**2.2**	**2.5**	**2.4**	**1.9**	**2.2**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	564	633	790	831	932	979	1,092	1,175	850	896
Saskatoon CMA	632	655	787	815	966	1,002	1,075	1,057	881	918
Estevan CA	552	657	901	944	1,017	1,111	1,052	1,101	948	1,030
Lloydminster CA	615	634	697	748	899	945	920	978	821	872
Moose Jaw CA	471	502	627	673	779	833	**	**	702	754
North Battleford CA	491	514	593	629	760	793	874	915	693	726
Prince Albert CA	522	557	695	721	796	831	877	926	765	798
Swift Current CA	435	480	560	595	706	741	810	891	658	689
Yorkton CA	504	575	648	685	749	793	800	844	703	739
Saskatchewan 10,000+ (2)	**579**	**624**	**763**	**797**	**913**	**957**	**982**	**1,023**	**838**	**880**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	716	691	4,752	4,754	5,157	5,225	244	225	10,869	10,895
Saskatoon CMA	594	586	4,955	4,966	6,396	6,756	533	531	12,478	12,839
Estevan CA	26	25	169	171	240	283	33	32	468	511
Lloydminster CA	63	54	583	570	1,005	1,015	81	92	1,732	1,731
Moose Jaw CA	53	53	493	499	599	599	16	15	1,161	1,166
North Battleford CA	35	35	285	294	476	467	18	23	814	819
Prince Albert CA	89	71	663	646	1,083	1,084	218	220	2,053	2,021
Swift Current CA	43	44	272	255	446	448	58	57	819	804
Yorkton CA	80	80	289	298	377	381	82	82	828	841
Saskatchewan 10,000+ (2)	**1,699**	**1,639**	**12,461**	**12,453**	**15,779**	**16,258**	**1,283**	**1,277**	**31,222**	**31,627**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

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1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	0.6	2.6	0.9	2.0	0.9	1.2	1.2	0.9	0.9	1.6
Saskatoon CMA	2.7	5.0	3.2	3.9	4.9	3.8	1.6	3.2	4.0	3.8
Estevan CA	3.8	0.0	1.2	1.2	1.3	0.7	0.0	0.0	1.3	0.8
Lloydminster CA	4.9	3.7	4.8	2.8	3.7	3.4	4.9	4.3	4.2	3.2
Moose Jaw CA	3.8	0.0	1.8	2.7	0.2	1.8	**	**	1.0	2.0
North Battleford CA	2.9	3.1	2.2	5.1	1.0	4.8	0.0	0.0	1.5	4.7
Prince Albert CA	**	5.8	2.5	4.6	3.2	7.0	5.5	5.9	3.3	6.1
Swift Current CA	5.1	8.9	7.0	7.9	6.6	4.8	11.2	3.5	7.0	5.9
Yorkton CA	0.0	2.5	0.5	3.0	1.2	3.7	2.2	1.2	1.0	3.1
Saskatchewan 10,000+ (2)	**2.1**	**3.7**	**2.3**	**3.2**	**3.0**	**3.1**	**2.9**	**3.1**	**2.7**	**3.1**

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Regina CMA	7.8	6.9	6.7	4.5	6.2	4.8	5.1	7.9	6.6	4.7
Saskatoon CMA	5.6	4.4	2.5	3.3	2.8	2.4	2.8	2.7	2.7	2.9
Estevan CA	7.3	9.1	7.0	4.7	7.2	3.8	7.4	4.3	7.7	5.5
Lloydminster CA	4.2	5.9	2.1	6.5	1.8	4.1	2.3	5.1	1.8	5.5
Moose Jaw CA	++	++	5.5	9.5	5.9	6.7	**	**	5.9	8.1
North Battleford CA	8.0	3.1	7.6	5.4	7.3	3.5	7.9	++	7.2	4.4
Prince Albert CA	4.5	8.6	6.6	3.4	7.4	3.7	4.6	3.9	7.0	4.0
Swift Current CA	**	**	2.3	**	3.5	7.6	**	16.9	2.7	9.7
Yorkton CA	6.0	7.7	8.6	5.8	5.8	7.0	3.6	5.9	7.1	6.7
Saskatchewan 10,000+ (2)	**6.1**	**6.1**	**4.7**	**4.4**	**4.6**	**3.9**	**3.8**	**5.2**	**4.7**	**4.3**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

[2]Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatchewan - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	0.6	1.9	0.6	1.0
Saskatoon CMA	0.4	0.9	2.6	2.6

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Saskatchewan - October 2012

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA	3,863	5,231	897	1,317	23.2	25.2	0.6	1.9
Saskatoon CMA	8,318	8,772	1,866	1,809	22.4	20.6	0.4	0.9

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatchewan - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Regina CMA										
Single Detached	**	**	**	**	781	877	1,022	1,143	914	1,013
Semi detached, Row and Duplex	**	**	**	**	943	846	947	1,054	918	993
Other-Primarily Accessory Suites	**	**	**	681	913	**	**	1,050	864	**
Total	**	**	**	**	849	866	983	1,100	908	981
Saskatoon CMA										
Single Detached	**	**	**	**	1,001	911	1,222	1,251	1,146	1,152
Semi detached, Row and Duplex	**	**	**	**	941	**	1,032	1,089	945	980
Other-Primarily Accessory Suites	**	**	**	514	920	854	**	1,197	935	899
Total	**	**	**	471	950	915	1,103	1,174	1,002	1,005

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatchewan - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Regina CMA		
Single Detached	5,209	5,076
Semi detached, Row and Duplex	3,332	3,259
Other-Primarily Accessory Suites	1,568	1,376
Total	10,109	9,711
Saskatoon CMA		
Single Detached	4,136	3,934
Semi detached, Row and Duplex	6,621	5,042
Other-Primarily Accessory Suites	2,699	4,187
Total	13,456	13,162

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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